

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – January 22, 2004
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley *(voting on items 1-98)*

Members: Henry P. Szymanski *(voting on items 1-98)*
Scott R. Winkler *(voting on items 1-98)*
Catherine M. Doyle *(voting on items 1-95)*
Roy B. Nabors *(voting on items 1-98)*

Alt. Board Members: Georgia M. Cameron *(voting on items 97,98)*
Donald Jackson *(voting on items 96)*

START TIME: 2:10 p.m.

End Time: 7:45 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	25182 Special Use	Christ Child Society, Prospective Buyer Request to occupy the premises as a secondhand sales facility.	2510 S. Kinnickinnic Av. 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	25351 Dimensional Variance	Kurt Rleinhans, Wolf DCM Acquisition LLC;Property Owner Request to replace the signage of the existing motor vehicle filling station.	11728 W. Hampton Av. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	25469 Extension of Time	Will Allen 'Will's Roadside Farm Market' Growing Power Inc.;Property Owner Request for an extension of time to comply with the conditions of Case No. 24638.	5500 W. Silver Spring Dr. A/K/A 5500-5526 W. Silver Spring Dr. 9th Dist.
	Action:	Granted 6 Mo.	
	Motion:	Roy Nabors moved to grant the extension of time request. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	25442 Extension of Time	Seidel Tanning Corp., Property Owner Request for an extension of time to comply with the conditions of Case No. 24443.	1306 E. Meinecke Av. 6th Dist.
	Action:	Granted 6 Mo.	
	Motion:	Roy Nabors moved to grant the extension of time request. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	25349 Special Use	Leonel Alvarez, Property Owner Request to expand the existing parking lot of the adjacent restaurant onto adjacent residential property.	1332 S. 7th St. A/K/A 1324, 1332, 1336-38 S. 7th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That one parking space is reserved for use by the residential dwelling unit. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	25396 Special Use	Leonel Alvarez, Property Owner Request to expand the existing parking lot of the adjacent restaurant onto adjacent residential property.	1324 S. 7th St. A/K/A 1324, 1332, 1336-38 S. 7th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That one parking space is reserved for use by the residential dwelling unit. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
7	25397 Special Use	Raul Vega, Other Request to continue to occupy the premises as a religious assembly hall.	830 S. 6th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled at the next available hearing.	
8	25395 Special Use	Anthony Arteaga, Property Owner Request to construct an addition on the premises and occupy it as a contractor's shop.	4000 S. Pine Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	25421 Dimensional Variance	Housing Authority of the City of Milwaukee, Property Owner Request to construct a single family residential dwelling on the premises (without the required front setback).	2451 N. 35th St. A/K/A 2451-53 N. 35th St. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
10	25422 Dimensional Variance	Housing Authority of the City of Milwaukee, Property Owner Request to construct a single family residential dwelling on the premises (without the required front setback).	2445 N. 35th St. A/K/A 2445-7 N. 35th St. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	25423 Dimensional Variance	Housing Authority of the City of Milwaukee, Property Owner Request to construct a single-family residential dwelling on the premises (without the required front setback).	1802 N. 13th St. A/K/A 1800-04 N. 13th St. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
12	25426 Use Variance	Gina Spang, Milwaukee Public Schools Facilities & Maintenance;Property Owner Request to allow parking on rear street side setback of the existing school.	4921 W. Garfield Av. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That revised landscape and screening plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	25458 Dimensional Variance	Danielle Lewis & Ramel Bly Prospective Buyer Request to construct a single family residential dwelling on the premises without the required house width minimum.	1913 N. 19th St. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
14	25074 Special Use	Jacque Hall, Lessee Request to occupy the premises as a day care center for 50 children 6wks-12yrs of age, Monday-Friday 6:00am-6:00pm.	4075 N. Teutonia Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605 of the Milwaukee Zoning Code. 5. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for institutional and educational occupancies. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	25389 Special Use	E. Dorothy Johnson, Property Owner Request to continue occupying the premises as a day care center for 50 children infant to 12yrs of age, Monday-Friday 6:30am-5:30pm.	4075 N. Teutonia Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for institutional and educational occupancies. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
16	25454 Other	Ronny Stroli, Property Owner Request to construct an addition to the existing motor vehicle sales facility.	4087 N. Green Bay Av. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to approve the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	On the basis of the Findings, Conclusions, and the record herein, that the request to modify Case No. 24411 by constructing an addition to the existing motor vehicle sales facility is approved through September 9, 2007, provided that all previous Board conditions are complied with.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	25221 Special Use	Dorothy Grayson, Property Owner Request to continue occupying the premises as a community living arrangement for 6-8 residents.	4136 N. 14th St. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
18	25251 Special Use	Trinity Health Care Inc., Property Owner Request to continue occupying the premises as a community based residential facility for 8 clients.	5605 W. Custer Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	24691 Special Use	Joe Turner, Property Owner Request to continue occupying the premises as community living arrangement for 8 adults.	7762 W. Potomac Av. A/K/A 7762-64 W. Potomac Ave. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
20	24985 Special Use	Genesis Behavioral Services, Inc., Lessee Request to continue occupying the premises as a community base residential facility for 25 adult females.	5427 W. Villard Av. A/K/A 5425 W. Villard Ave. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	25359 Special Use	Bottomless Closet, Inc., Lessee Request to occupy a portion of the premises as a social service facility.	6040 W. Lisbon Av. A/K/A 6032-40 W. Lisbon Ave. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for places of assembly. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
22	25378 Special Use	Valerie Daniels-Carter, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility (open 6:00am-Midnight).	5120 W. Capitol Dr. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is maintained in a manner that meets the intent of city code. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	25437 Other	Surety Child Care, Property Owner Request to approve the submitted plan of operation of case No. 25299 allowing the day care to be open Monday - Sunday, 24 hours per day.	5810 W. Fond Du Lac Av. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	On the basis of the Findings, Conclusions, and the record herein, that the plan of operation as submitted in Case No. 25299 (including hours of operation of 24 hrs. / seven days per week) is approved through December 16, 2013, provided the applicant complies with all Board conditions as outlined in the written decision for Case No. 25299.	
24	25450 Special Use	Steven A. Smith, Lessee Request to expand the day care facility into the adjacent unit for and increase the number of children from 40 children to 80 children infant to 12 yrs of age, and increase the hours of operation from 6:00 a.m. - Midnight to 24 hrs.	5572-76 N. 76th St. A/K/A 5570 N. 76th St. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a new certificate of occupancy to reflect the additional space and comply with all State commercial codes for institutional and educational occupancies. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	25435 Special Use	Dayetta Bey-nze, Lessee Request to continue to occupy the premises as a day care center for 20 children infant to 5 yrs of age, Monday-Friday and modify the hours of operation from 6:00 a.m.-6:00 p.m. to 6:00 a.m.-Midnight. Action: Granted 5 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	7412-14 W. Villard Av. 2nd Dist.
26	25408 Special Use	James & Arnetta Standberry Prospective Buyer Request to occupy the premises as a day care center for 75 children infant to 11 yrs of age, Monday-Friday 6:00am-6:00pm. Action: Adjourned Motion: This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	7516 W. Burleigh St. 2nd Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	25433 Dimensional Variance	Randy Bryant, Property Owner Request to construct a second principal dwelling unit on the premises and convert the existing second-family dwelling into a single-family dwelling.	2022 E. Lafayette Pl. A/K/A 2022-24 E. Lafayette Pl. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
28	25418 Special Use	Kilbourn Avenue LLC, Property Owner Request to occupy the two of the buildings on site as rooming houses (1921 has 18 roomers, 1931 has 20 roomers).	1921-33 W. Kilbourn Av. A/K/A 1919-33 W. Kilbourn Ave. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for residential type 2 occupancies. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	25419 Special Use	Timothy J. Olson, Property Owner Request to occupy the premises as a rooming house.	812 N. 20th St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for residential type 2 occupancies. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	25239 Special Use	Latanya Jenkins, Lessee Request to occupy the premises as a 24hr day care center for 85 children 6wk to 12yrs of age, Monday-Sunday.	2626 W. Vliet St. A/K/A 2626-32 W. Vliet St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the petitioner obtains a certificate of occupancy and complies with all State commercial building code requirements for institutional and educational occupancies. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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31	25381 Special Use	Pachefsky Property, LLC c/o Larry A. Pachefsky;Property Owner	6005 N. 76th St. 5th Dist.
		Request to continue occupying a motor vehicle repair facility(installation, repair and sales of tires).	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 6. That all repair work is conducted inside of the building. 7. That landscaping and screening is maintained in a manner that meets the intent of city code. 8. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 9. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	25425 Dimensional Variance	Dennis J. Rehberg, Property Owner Request to construct a 4 unit multi-family residential dwelling on the premises (without the required setbacks).	2800 N. Pierce St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
33	25321 Special Use	Stephanie Wallace, Lessee Request to occupy the premises as a day care center for 46 children (23 per shift) 2yrs to 12yrs of age, Monday-Sunday 6:00 am-Midnight.	130 W. Keefe Av. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605 of the Milwaukee Zoning Code. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for institutional and educational occupancies. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	25430 Dimensional Variance	Walter J. Holtz, Property Owner Request to split the parcel of land creating a rear setback shortage for the existing duplex on site.	1732 S. 21st St. A/K/A 1757-61 S. Muskego 8th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
35	25444 Dimensional Variance	Kanitz Investments LLC David M. Kanitz;Property Owner Request to allow a constructed detached garage without the required setback on the premises.	2670 S. 31st St. 8th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	25406 Special Use	Salvador Sanchez, Prospective Buyer Request to occupy the premises as a motor vehicle repair facility and body shop.	2534 W. Greenfield Av. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
37	25327 Special Use	Lisa M. Johnson, Lessee Request to occupy the premises as a day care center for 75 children 6wks to 12yrs of age, Monday - Thursday 6 a.m. until 1 a.m., Friday 6 a.m. until 9 p.m., and Saturday and Sunday 6 a.m. until 6 p.m.	7415 W. Bradley Rd. A/K/A 7505 W. Bradley Rd. 9th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That fencing for the outdoor play area must be of a decorative metal variety, not chain link with slats as proposed. Fencing plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 7. That the applicant obtains an occupancy certificate and complies with all State commercial code requirements for institutional and educational occupancies. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	25386 Special Use	ELCO Development Inc.,Property Owner Request to occupy the premises as a heavy motor vehicle rental facility with a 40ft x 60 ft garage for vehicle storage.	3514 W. Good Hope Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
39	25390 Use Variance	Michael Krueger, Property Owner Request to continue to allow a 44'x 20' storage addition to the existing building (on a lot with more than one principle building on site).	6972 N. 43rd St. 9th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Use Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	25439 Special Use	Cornell Stallworth, Property Owner Request to occupy the premises as an adult day care center for 15 adults, Monday-Friday 7:00 a.m. - 5:00 p.m.	4911 W. Mill Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request at the request of the Alderman and will be rescheduled for the next available hearing.	
41	25431 Special Use	Enlightened Care, Inc, Other Request to continue occupying a portion of the premises as a day care center for 40 children infant to 12 yrs of age, Monday-Friday 6:00 a.m. - 6:00 p.m.	3620 N. 18th St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	25446 Special Use	St. Peter Missionary Baptist Church Lessee	4441 W. Fond Du Lac Av. 10th Dist.
		Request to occupy the premises as a religious assembly hall.	
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for places of assembly 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	25347 Special Use	Zafar Mian & Riaz Mian Mian's Oil Corp, Inc.;Property Owner	3100 S. 60th St. 11th Dist.
		Request to raze the existing structure and construct a motor vehicle filling station and convenience store (open 5:00am-Midnight).	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 5. That the applicant does not have outdoor storage or display of products or merchandise. 6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	25434 Other	Jose A. Santiago, Iglesia De Dios Pentecostal M.I.; Lessee	1724 W. Mitchell St. A/K/A 1724-28 W. Mitchell St. 12th Dist.
		Request to modify the plan of operation of the existing religious assembly hall to change the hours on Saturday and Sunday from 10:30 a.m. - 6:00 p.m to 9:00 a.m. - 10:00pm (all other hours will remain the same).	
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	On the basis of the Findings, Conclusions, and the record herein, that the appeal request to modify the plan of operation of the existing religious assembly hall to change the hours on Saturday and Sunday from 10:30 a.m. - 6:00 p.m. to 9:00 a.m. - 10:00pm (all other hours will remain the same) is approved through January 25, 2010, provided the applicant complies with all Board conditions of Case No. 25353.	
45	25186 Dimensional Variance	Suzane E. & Richard Pieper Property Owner	100 E. Capitol Dr. A/K/A 100-202 E. Capitol Dr. 6th Dist.
		Request to replace the existing signage of the existing general retail establishment.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	25429 Special Use	Kunal Enterprises LLC, Prospective Buyer	4000 S. 27th St. 13th Dist.
		Request to occupy the premise as a motor vehicle filling station, convenience store, fast-food /carry-out restaurant, and car wash facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605 of the Milwaukee Zoning Code. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 7. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises. 8. That landscaping and screening is implemented in accordance with plans as submitted to the Board of Zoning Appeals. 9. That the applicant does not have outdoor storage or display of products or merchandise. 10. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	25376 Dimensional Variance	Raymond H. Young, Property Owner Request to construct a detached garage on the premises.	326 E. Clarence St. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
48	24360 Special Use	Julette Francis, Property Owner Request to occupy the premise as a community living arrangement for 8 children.	5651 N. 96th St. 15th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	25415 Special Use	Witzlib Holdings LLC, Property Owner Request to occupy the premises as a community living arrangement for 5 residents.	7060 N. 124th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
50	25252 Dimensional Variance Granted	Steven R. Brurok, Property Owner Request to construct a detached garage on the premises.	6439 N. 91st St. 15th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	24510 Special Use Granted	Barbara Brown, Property Owner Request to occupy the premises as a community living arrangement for 8 clients.	2737 N. 8th St. 17th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
52	24762 Special Use	Patricia Adkins, Lessee Request to occupy the premises as an Adult family home.	2556 N. 9th St. 17th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	24827 Special Use	Barbara Brown, Property Owner Request to occupy the premises as an adult family home for 4 individuals.	1125 W. Clarke St. 17th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
54	24976 Special Use	Mt. Carmel M.B.C., Property Owner Request to occupy the premises as a community living arrangement for 8 adults.	1721-23 W. Meinecke Av. 17th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	25204 Special Use	Gloria Diggs, Property Owner Request to occupy the premises as an adult family home for 8 residents.	2401 N. Sherman Bl. A/K/A 2401-03 N. Sherman Blvd. 17th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That the applicant supply a phone number where staff of the facility can be reached 24 hours per day to any neighbor or interested party that makes such a request. 6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
56	25023 Special Use	Rafik F. Mseitif, Lessee Request to occupy the premises as a motor vehicle repair facility and sales facility (installation of tires, and electronic sound equipment).	1400 W. North Av. 17th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	24595 Special Use	Wyonna Dixon, Lessee Request to occupy the premises as an adult family home for 4 disabled adults (4 in two separate units).	4630 N. 27th St. A/K/A 4630 N. 27th St. Units #1 & #4 1st Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
58	25156 Special Use	Deborah Crowley, Prospective Buyer Request to occupy the premises as an Adult Family Home for 3-4 residents.	3610 W. Marion St. 1st Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	25301 Special Use	Brenda L. Riley Brenda's Group Home;Property Owner	4677 N. 21st St. 1st Dist.
		Request to occupy the premises as a community living arrangement for 6 adults.	
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	25383 Special Use	Shawna K. Whitehead, Lessee Request to occupy the premises as a day care facility for 8 children infant to 12 yrs of age, Monday-Friday 6:00am-10:00pm.	4317 N. 38th St. 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
61	25271 Special Use	Linda Anthony, Property Owner Request to occupy the premises as a day care center for 20 children newborn to 12yrs of age, Monday-Friday 6:30am-Midnight.	4585 N. 23rd St. 1st Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	24436 Special Use	Joe L. Turner, Property Owner Request to occupy the premises a community living arrangement for 14 adults.	7740-42 W. Potomac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the maximum licensed capacity of the Community Based Residential Facility does not exceed eight (8) persons. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
63	24592 Special Use	Scott Wilder, Property Owner Request to occupy the premises as a community living arrangement for 12 adults.	7412 W. Silver Spring Dr. A/K/A 7410 W. Silver Spring Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
64	24774 Special Use	Freddie Boyd, Property Owner Request to occupy the premises as a community living arrangement for 4 adults.	4532 N. 76th St. A/K/A 4530 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	25016 Special Use	Lorri Williams (Rogers), Property Owner Request to occupy the premises as an adult family home for four individuals.	4756 N. 74th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
66	25336 Use Variance	FTH Properties LTD Fred T. Holfstede;Property Owner Request to construct a contractor's shop addition to the existing real estate sales facility.	6642-44 W. Lisbon Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
67	24352 Special Use	Kenneth & Sandra Silmon, Property Owner Request to occupy the premises as a Community Based Residential Facility (CBRF) for 8 adults.	4104 N. 63rd St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	24596 Special Use Granted	Christy Smith, Property Owner Request to occupy the premises as a adult family home for 4 developmentally disabled adults.	3338 N. Humboldt Bl. 3rd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	25379 Special Use Granted	Muhammad Maqbool, Lessee Request to raze the existing filling station on site and construct a new filling station and convenience store on the premises.	2200 N. Prospect Av. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That landscaping and screening must meet the standards of 295-405 of the Milwaukee Zoning Code. 9. That the pedestrian walkway is separated from the parking area by some type of physical barrier such as bollards or wheel stops. 10. That the driveway on Kenilworth is reduced to 30 ft. in width. 11. That the applicant does not have outdoor storage or display of products or merchandise. 12. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 13. That all site improvements such as landscaping and fencing are properly maintained. 14. That the improperly installed ATM machine is removed from the site. 15. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	24580 Special Use	Larry Butler, Property Owner Request to occupy the premises as a community living arrangement for 5-8 women.	2526-28 W. Highland Av. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
71	24531 Special Use	Vickie Ruth Gaillard, Property Owner Request to occupy the premises as a community living arrangement for 5 adults.	4480 N. 85th St. 5th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
72	25257 Special Use	Sherry L. Walton, Property Owner Request to occupy the premises as an adult family home for 4 residents.	3205 N. 76th St. 5th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	25312 Dimensional Variance	Richard E. Wagner, Property Owner Request to construct a single family residential dwelling on the premises without the required height and without an entrance that faces the street.	8018 W. Appleton Av. 5th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
74	25407 Special Use	Sunrise Day Care, Lessee Request to occupy the premises as a day care center facility for 30-40 children, Monday-Friday 6:00 am - 8:00 pm.	3401 N. 76th St. 5th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	
75	24327 Special Use	Bobbie J. Davis, Lessee Request to occupy the premises as a Community Based Residential Facility (CBRF) for 6 adults (developmentally disabled).	8613 W. Fond Du Lac Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
76	25122 Special Use	Daphne Triplett, d/b/a Sydney's Safe Haven; Property Owner Request to occupy the premises as a community living arrangement (CLA) for 8 youths. Action: Granted 1 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	3051 N. 9th St. A/K/A 3051-53 N. 9th St. 6th Dist.
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
77	25033 Special Use	Darnell Turner, Lessee Request to continue occupying the premises as a community living arrangement for 8 youth. Action: Granted 1 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	2645 N. 44th St. 7th Dist.
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	25208 Special Use	Jacqueline Carson, Property Owner Request to occupy the premises as a group home for 8 teenage girls.	2601 N. 46th St. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That the group home consist of no more than six (6) at any given time 6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
79	25218 Special Use	Sharon Butler, Lessee Request to occupy the premises as an adult family home for 3-4 adults.	2555 N. 34th St. A/K/A 2553-55 N. 34th St. 7th Dist.
	Action:	Granted 1 yr.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
80	24969 Special Use	Betty Randle, Love's Community Church of Holiness; Lessee Request to occupy a portion of the second floor of the premises as a religious assembly hall and social service facility (60 members).	3430 W. Center St. 7th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to dismiss at next meeting if applicant is not present. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	25332 Special Use	Sharif Malik, Prospective Buyer Request to raze the entire structure and canopy and construct a motor vehicle filling station and convenience store (open 5:00am-Midnight), car wash on the premises open 6:00 a.m.-10:00 p.m.	812 S. Layton Bl. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the hours of operation for the car washing facility be 7 a.m. to 9 p.m. 5. That whenever the wash equipment is functioning, all doors to the wash area must be closed (the doors should be automatically controlled so they do not open until the wash equipment has shut off). 6. That revised site illumination plans which meet the requirements of s.295-409 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically, maximum site illumination at the east property line adjacent to a residential property shall not exceed one (1) foot-candle. 7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 8. That a revised site plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plan must include an identifiable pedestrian link from the building to South Layton Blvd, and to West National Ave. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 10. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 11. That landscaping and screening is implemented according to the landscape plan submitted to the Board of Zoning Appeals on 12/15/03. 12. That the applicant does not have outdoor storage or display of products or merchandise. 13. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 14. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
82	24782 Special Use	Shaquanna Briggs, Lessee Request to occupy the premises as a adult family home for 3 individuals.	7040 N. 60th St. A/K/A 7000-40 N. 60th St. 9th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
83	24956 Special Use	Tammy Adenekan, Prospective Buyer Request to occupy the premises as an adult family home for 4 individuals.	5773 N. 32nd St. 9th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
84	25340 Special Use	Mary E. Hill, Lessee Request to occupy the premises as a community living facility for 4 disabled adults.	5904 W. Hustis St. 9th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
85	25346 Special Use	Darryl T. Thomas, Lessee Request to occupy the premises as a specialty school(studio and music school).	4639 W. Mill Rd. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-805-5 of the Milwaukee Zoning Code. 5. That The applicant and owner submit required plans for required building modifications and comply with State commercial code requirements for occupancy. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
86	25382 Special Use	Bell Therapy / Bellwood Ltd., Lessee Request to occupy the premises as a community living arrangement for 28 residents.	5151 W. Silver Spring Dr. A/K/A 5555 N. 51st Blvd. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
87	25405 Special Use	Catina Melane Johnson, Lessee Request to occupy a portion of the premises as a day care center for 10-20 children infant to 6yrs of age, Monday-Friday 3:00am-6:00pm, Sat. 3:00am-5:00pm, Sun. 6:00am-3:00pm.	6001G N. Teutonia Av. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That signage is limited to the sign band above the storefront windows. 7. That a play area plan with a minimum area of 750 square feet is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permit. 8. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 9. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 10. That the applicant obtains a certificate of occupancy and complies with all state commercial code requirements for institutional and educational occupancies. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
88	25412 Special Use	Lamon & Quintella Pippin, Lessee Request to occupy the premises as an adult family home for 4 adults.	6403 N. 51st St. A/K/A 6401-03 N. 51st St. 9th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
89	24486 Special Use Granted	Linda Rogers, Lessee Request to occupy the premises as a community living arrangement for 8 teen girls.	3630 N. 27th . 10th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
90	24500 Dimensional Variance	Carolyn Scott & Lolita Scott Property Owner Request to occupy the premises as a community living arrangement for 8 children, 8yrs-17yrs.	3035 N. 10th St. 10th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
91	25356 Special Use	Chevie Grimes, Chevie Retreat Adult Family Home;Property Owner	3918 N. 39th St. 10th Dist.
		Request to occupy the premises as an adult family home for 3 adults.	
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
92	25384 Special Use	Irma J. Walker, Prospective Buyer	1033 W. Keefe Av. 10th Dist.
		Request to occupy the premises as a small group shelter care facility for 8 males.	
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That clients of the group shelter care facility have a 7 p.m. curfew. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
93	25331 Special Use	Arthur Arnstein, United Recycling, LLC; Lessee	3295 W. Townsend Av. 10th Dist.
		Request to occupy the premises as an outdoor material reclamation facility.	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the premises not be used as a recycling collection facility (as defined by s 295-201-487 of the Milwaukee Zoning Code) and not be used for the drop-off of consumer recyclables such as food and beverage containers. 5. That any stockpiles must be in compliance with s295-805-4-h-2 of the Milwaukee Zoning Code. 6. That the premises is landscaped and screened according to the landscape plan submitted to the Board of Zoning Appeals on 1/12/04 and that the Arrowwood Viburnum shrubs are at least 6-feet high at the time of planting. 7. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for storage facilities. 8. That if barbed wire is to be used on the fence it is installed in accordance with section 295-805-4-i-6 of the Milwaukee Zoning Code. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
94	25324 Special Use	Jose Lopez, Property Owner Request to occupy the premises as a fast-food/carry-out restaurant (Monday-Sunday 9:00am-10:00 pm).	4600 W. Forest Home Av. 11th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. Specifically the plan must provide a decorative metal fence to screen the parking lot from the South 46th Street and West Forest Home Ave. frontages, and provide an opaque fence to screen the patio area from the west abutting residence. 5. That signage plans which meet the sign standards of s.295-605 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
95	25360 Special Use	Dorothy J. Seeley, Property Owner Request to occupy the premises as a community center.	4415 W. Forest Home Av. 11th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a dimensioned and scaled site plan and parking plan must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That plans for a decorative metal fence for the parking lot must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That the hours of operation for the facility be 9 a.m. to 5 p.m. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
96	25089 Special Use	Community Loans of America b/d/a Wisconsin Auto Title Loans; Lessee Request to add a payday loan agency to the existing title loan agency.	3500 W. Capitol Dr. 1st Dist.
	Action:	Adjourn	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
97	25066 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loan; Lessee Request to occupy the premises as a payday loan agency.	5570 N. 76th St. A/K/A 5574-76 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
98	22918 Dimensional Variance	Damaund, Evelyn, and Robert Smith Property Owner Request to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults.	3412 W. Rohr Av. 9th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

Board member Szymanski moved to approve the minutes of the December 11, 2003 meeting. Seconded by Board member Winkler. Unanimously approved.

The Board set the next meeting for February 19, 2004

Board member Winkler moved to adjourn the meeting at 7:45 p.m.. Seconded by Board member Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board